Oregon Notice FLP-106

Exhibit 2

Low Documentation (Lo-Doc) OL Loan Processing Guide

NAME OF APPLICANT					TYPE OF OPERATION					
CASE NUMBER					REMAINGING YEARS OF ELGIBILITY PRIORITY CONSIDERATION			CONSIDERATION		
] ✓ If YES
BEGINNI	NG FARMER	R SDA	APPLICAN	IT		ALSO INVOLV	ES			
	s No		SDA-Eth	nic SDA-G	ender	☐ DALR	S Guarantee	Т	ransfer [Subordination
\$			OL :	\$	_ Subordinati	on \$_	FO	9	\$	EM
LO-DOC TEST										
Yes	No	NA	The a	pplicant must						
	_	147 (plying for an (
	0		-		syments to all	creditors in	ocluding ESA			
Ш	O									
	0		Have five ye		orimary loan s	ervicing or	disaster set-asid	le on l	FSA deb	t within the past
	•			equested loan e less than \$1		less & the	total OL indebte	dness	at the ti	me of closing
П	O		The lo	oan requested	l is used to pa	y annual o	perating expense	s & th	ne applica	ant is an
		_				ved and rep	paid on schedule	at lea	ast 2 ann	ual OLs.
⇒	IF ANY I	ΤΕΜς Δ		NA for new c		OUEST CAI	NNOT BE PROCES	SFD A	S A I O-D	OC LOAN 🖘
	SUMM		DOVE	INC INFINITION I	VO , EO/IIV INE	20231 0/1	VIVOT DE L'INOGES	JED 1	IS A LO D	700 E0711V 1
LOAN TY			T	ASSISTANCE COD	E	INITIAL	OR SUBSEQUENT		LIMITED	RESOURCE RATE
										✓ If YES
LOAN A	MOUNT			INTEREST RATE	TERMS IN YEARS	AMOUNT O	F IMMEDIATE ADVANCE	.	DISBURSE	
									□ EFT	Check
PAYM	IENT SC	HEDU	LED FO	OR PROPOSE	ED LOAN	L				
				on		\$	on			
				on			on			
				on			on			
				on						Thereafter
A DDD						Oringinal De	alanaa. ¢			
	OVAL A			(Cirolo Ono)	•	•	alance: \$			
FLC	FLO, CED, FLM, DD, SED (Circle One) Amount of new Loan: \$ Total: \$									
LOAN	LOAN(S) PURPOSES:									
TEST	TEST FOR OTHER CREDIT: REPAYMENT MARGIN % ADDRESSED IN (✓ BOXES):									
	☐ ASSSESSMENT ☐ EXHIBIT A - 1951-F ☐ FORM FSA 1940-38 (EM) ☐ REJECTION LETTERS									
	TYPE OF LIEN SEARCH TO BE DONE (i.e. UCC, EFS, ASL, County Records, Title Report, Business Registry Search, etc.):									
	SEARCHES TO BE DONE ON THE FOLLOWING NAMES (include individuals, assumed business names, corporation, partnership, LLC, etc.)									

SECURITY CO	NSIDERATION	ONS								
SECURIT		LIEN		PRIMARY		ADDITIONAL				
BE TAK	ŒN	POSITION		SECURITY		SECURITY				
Crops										
Livestock										
Equipment										
Real Estate										
Other:	Other:									
VALUE OF SE	VALUE OF SECURITY									
TYPE OF SECURITY Chattels	APPRAISAI DATE	CLASSIFICATION ➤ LOAN VALUE <		PRIOR DEBT (INC. FSA'S)	PROPOSEI OTHER D		EQUITY			
Real Estate										
Crops, Lvst On Hand										
Crops, Lvst Projected Chattels										
Acquired										
Other										
TOTAL										
LOAN TO VAL	SECURITY IS ADEQUATE(?)									
UCC/EFS: Lis	t Security that	is to be excluded on L	JCC/	EFS-1 or the Ar	mendment fro	m standa	ird language:			
CROPS TO BE	LISTED ON	EFS:								
COUNTIES TO	BE LISTED	ON EFS:								
 WRITTEN FARM ASSESSMENT ATTACHED INCLUDING: 1. Type of operation, 2. Goals, 3. Real estate and facilities, 4. Chattel property, 5. Farm business organization & key personnel, 6. Historical performance & financial data (including record-keeping), 7. Projected budget, 8. Planned changes, 9. Ability to obtain guaranteed credit, and 10. Supervision and training. 										
☐ PROPOSED LOAN CLOSING REQUIREMENTS COMPLETED IN PART IV										
RECOMMEND BY: DATE:										
APPROVAL OFFICIAL'S COMMENTS:										
Approved Rejected Proposed closing requirements reviewed & completed in Part IV										
APPROVAL OFFICIAL'S SIGNATURE: DATE:										

FARM LOAN PROGRAMS - LO-DOC OL DIRECT LOANS

APPLICANT'S NAME:	
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Date By (Required for Lo-Doc OL Loan) Received Whom

Received Whom (1) Written request for priority consideration from prevailing claimant under Consent Decree. (Date received) (2) Exhibit A to 1910-A, Letter requesting information needed for a complete Farm Loan Program application. (Date sent to applicant) Form FSA 410-1, "Request For Direct Loan Assistance." (3) If the application is from an entity (corporation, cooperative, partnership, joint (4) operation, LLC, or trust): (A) Complete list of all entity members including all persons involved in the entity showing address and percentage of co-ownership or beneficial interest. (B) A current personal financial statement from each person involved in the entity. Bylaws, Articles of Incorporation, Partnership Agreement, Joint Operating (C) Agreement, Articles of Incorporation, Operating Agreement, Trust Agreement, or Certification of Trust. If a corporation, registered partnership, or LLC, "Certificate of Current (D) Registration" (Goodstanding) with Secretary of State's Office or equivalent copy of an internet business registry search. A resolution adopted by the board of directors, members, or stockholders authorizing specific officers of the corporation, cooperative, partnership, joint operation, or LLC managers to apply for and obtain the desired loan, and execute the required debt, security and other instruments. Form AD 1026A, attached to either Form AD 1026 or AD 1026-U and completed (5) by FSA. Required only if changes have occurred on prior year's AD 1026 and 1026-U. (6) Form SCS-CPA-26, "Highly Erodible Land and Wetland Conservation Determination," completed by NRCS for HEL and wetlands referrals required by Form AD 1026A. Location of SCS-CPA026: Borrower Case File: Tract File: (7) "Authorization to Release Information," Exhibit 1 to Oregon Notice FLP-47, unless on file. (8) Provide a credit report fee of \$_____ payable to FSA. (Required for new applicants)

funds transfer disbursements.

Form SF 3881, "ACH Vendor/Miscellaneous Payment Enrollment Form," voided check or SF-1199A, "Direct Deposit Sign-up Form," if already on file for electronic

(9)

		(10)	Form CCC-10, "Representations For CCC or FSA Loans and Authorization To File a Financing Statement and Related Documents," or FSA 1941-1 OR, "Representations For Loan and Authorization To File Financing Statements And Related Documents."
ADDITIO	NAL ITE	MS TI	HAT MAY BE REQUIRED BY THE CREDIT OFFICIAL
		(11)	
		(12)	
		(13)	
		(14)	
	redit burea in 60 days	u, the a	deted forms and information required of the applicant and the credit report is received application will be considered complete. The FSA approval or disapproval must be date. ON AFTER RECEIPT OF FORM FSA 410-1
Date	Ву		(Required for Lo-Doc OL Loan)
Received	Whom	(1)	When Form FSA 410-1 is received, complete Item 28 A of Form FSA 410-1 and enter in MAC.
		(2)	Review ADPS civil rights database for listing & entitlement when priority consideration requested. Place copy of screen in applicant's file, Position 3.
		(3)	Check Item 21 of Form FSA 410-1 for identified relationship or association with FSA employees. For those identified sent Guide Letter 1900-D-2.
		(4)	Review the FSA computer databases to determine any previous debt forgiveness, past FSA loan history, and credit worthiness. Place copies of screens in applicant's file, Position 3. (Required for new applicants). Include the following: Current/past debt inquiry system Borrowers cross-reference inquiry system Farm Programs claims report
		(5)	CAIVRS report order for applicant(s) and all individual members of entities.
		(6)	If all of the required application forms have NOT been received, send FmHA Guide Letter 1910-A-1(20 day letter) to the applicant and request forms and information needed within 10 days after receipt of an application.
		(7)	If the necessary information is not received from the applicant within 20 calendar days after the date of the first notification of an incomplete application, send FmHA Guide Letter 1910-A-2 (10 day letter) (copy to DD) requesting the needed information for a complete application.
		(8)	Obtain unofficial lien search on applicant, assumed business names, etc.
		(9)	Obtain unofficial business registry search on assumed business names, entities, etc.

		(10)	Order credit report (required for new applicants or in conjunction with 1951-S servicing request).
		(11)	Credit report received, if ordered.
		(12)	CAIVRS report received. Place report(s) in Position 3 of the case file.
		(13)	Input required information on the EFT database system for electronic disbursements unless waived by credit official.
		(14)	14-day PreNote Status check for EFT disbursements.
ADDITIO	NAL ITE	MS TE	HAT MAY BE REQUIRED BY THE CREDIT OFFICIAL
		(14)	Mail Form FSA 440-32, "Verification of Debts and Assets," to other creditors. Form FSA 440-32 is not required to be sent to a creditor when FSA has verified the debt and collateral by telephone and the phone call is documented on Form FSA 440-32. Nor are they required when the applicant provides a copy of the latest monthly statement from the creditor and all necessary information is on that statement.
	(Optiona Credit	ıl Track or Nam	
			
			
PART IV	FSA AC	<u> FIONS</u>	AFTER RECEIPT OF COMPLETED APPLICATION
	edit burea	u, the a	eted forms and information required of the applicant and the credit report is <u>received</u> pplication will be considered <u>complete</u> . FSA approval or disapproval must be given
Date Received	By Whom		(Required for Lo-Doc OL Loan)
		(1)	Document here the date of complete application, post this date in MAC, and complete Item 28 B of Form FSA 410-1. This is the date the last required document is received including the verification of all debts.
			DATE OF COMPLETE APPLICATION:
		(2)	Notify the applicant that a complete application has been received by sending FmHA Guide Letter 1910-A-3.

 	(3)	Credit official to complete eligibility certification and borrower training requirements on Form FSA 440-2, "Certification or Recommendation," within 30 days of a complete application.
 	(4)	Within 5 days after the eligibility determination, notify the applicant of the eligibility determination and training requirements.
 	(5)	Date of Last Field Visit (one must have been done within the last year):
 	(6)	Cross-check FSA records to verify DCP, LDP, MILC, and other FSA payments.
 	(7)	For chattel loans: If debts are to be refinanced or if an initial applicant or if existing appraisal exceeds 2 years, prepare Form FmHA440-21, "Chattel Appraisal."
 	(8)	Complete 5 year historical spreadsheet (Form FmHA-OR 1924-21,"Historical Income, Expenses, and Production," or equivalent). Optional
 	(9)	For real estate secured loans with real estate as primary security, order a real estate appraisal.
 	(10)	Real estate appraisal report received.
 	(11)	Review and revise Form FmHA 431-2, "Farm and Home Plan," as needed with Applicant. Be sure it is complete, automated, signed, dated and contains key management practices.
 	(12)	Obtain signatures and funds for lien filings and official searches (State/County) if approval appears likely.
 	(13)	Complete written analysis of the feasibility of the operation by use of attached farm assessment including yields and prices.
 	(14)	Document the availability of other credit through the use of Exhibit A to FmHA Instruction 1951-F.
 	(15)	Complete record-keeping checklist (Exhibit 1 to Oregon Notice FC-16).
 	(16)	Complete Form FmHA 1962-1, "Agreement For the Use of Proceeds/Release of Chattel Security." The period covered by the 1962-1 must match the period of Form FmHA 431-2, "Farm and Home Plan," and must be in ink.
 	(17)	Prepare Form FmHA 1940-22, "Environmental Checklist for Categorical Exclusions." Complete Form FmHA 1940-21, "Environmental Assessment for Class 1 Action," or a Class II Assessment, if appropriate.
	(18)	Complete Environmental Justice review as required by Notice EQ-110 by including an attachment to Form FmHA 1940-1, "Request for Obligation of Funds," with the following statement if no adverse effect was found, "In completing the Environmental Justice compliance review for the proposed project, it was determined that there is no disproportionate high and adverse human health or environmental effects, including social and economic, of programs, policies, or activities on minority populations and low income populations including American Indian tribal populations."
 	(19)	Prepare FEMA Form 81-93, Standard Flood Hazard Determination, for loans where real estate is taken as security (maybe attached to RE appraisal report.)
 	(20)	Prepare and complete Form FSA 851, "Environmental Risk Survey Form," when real estate is taken as security.

 	(21)	Notify applicant of approval by sending Form FmHA 1940-1, "Request for Obligation of Funds." If disapproved, prepare letter with appeal rights. List security requirements and loan purpose on the back of Form FmHA 1940-1.
 	(22)	If loan is approved, send Exhibit C of 1910-A, "Farmer Program Borrower Responsibilities."
 	(23)	If highly erodible lands and wetlands are present, send Guide Letter 1940-G-1 to applicant with Form FmHA 1940-1.
 	(24)	If loan funds are not available within 15 days of loan approval, write a letter to the applicant explaining the situation, advising that the application will be held until the funds are available. This letter must be sent by certified mail, return receipt.
 	(25)	Complete Form FSA 1924-23, "Agreement To Complete Training," if form not previously completed or waiver granted

CLOSING REQUIREMENTS

Date Obtained	Check if Required
	 () UCC-1 and EFS-1 (Secretary of State) () Financing Statement (fixtures) UCC-1 (County) () Financing Statement (fixtures) UCC-1 (Secretary of State) () UCC and EFS Lien Search (Secretary of State) required if a lien search is not currently in the file, or any time that crops are added. () Amend or Continue Financing Statement (Secretary of State) () Amend or Continue Financing Statement (County) () Crop Insurance/Assignment of Indemnity () Update EFT database for electronic funds transfer () Supervised Bank Account: Form RD 402-1, "Deposit Agreement," Signature Card, Blank Check Booklet, Deposit Slip and Check, RD FmHA 402-2, "Supervised Bank Account Sheet' (1902- A). Name of Bank
	() Obtain Title to Vehicles, Trailers Specify:
	() FSA Assignment Specify:DCPCRPMILCLDPOther
	() Obtain Brand Card for File
	() Brand Certificate, Bill of Sale() Machinery Bill of Sale
	() Restructuring, Reamortization and Extension Agreement
	() Preliminary Title Report
	() Insurance: Fire and extended coverage () Flood () Chattels () Other ()
	() Title Insurance (mortgagees policy)
	() Form FmHA 426-2, "Property Insurance Mortgage Clause," or equivalent loss clause
	() Form FSA 440-13, "Report of Lien Search" (County)
	() Form FSA 440-4A, "Security Agreement"
	() Form RD 440-15, "Security Agreement" (if no crops or livestock)
	() Form FSA 441-5, "Subordination Agreement" if required from other lienholders to FSA
	() Form FmHA 441-8, "Assignment of Proceeds from the Sale of Agricultural Products"
	() Form FmHA 441-10, "Nondisturbance Agreement"
	() Form FmHA 441-12, "Agreement for Disposition of Jointly Owned Property"
	() Form FSA 441-18 "Consent to Payment of Proceeds from Sale of Agricultural Products"
	() Form RD 441-25, "Dairy Assignment"
	Who Assignment to:
	Amount of Assignment: \$
	() Form FmHA 460-9, "Assumption Agreement – Same Terms Eligible Transferee"
	() Form FmHA 1927-1 OR, "Real Estate Mortgage" (on <u>all</u> real property and fixtures)
	() Form RD 1927-4, "Transmittal of Title Information"
	() Form FSA-OR 1927-5, "Subordination Agreement in Favor of the Government"
	() Form FSA-OR 1927-8, "Contract Modification"
	() Form RD 1927-15, "Loan Closing Instructions/Loan Closing Statement"
	() Form FSA 1940-17, "Promissory Note"
	() Form FS 220-13, "Escrow Waiver of Term Grazing Privileges" (Forest Service permits)
	() BLM Notice of Lienholders Interest (BLM permit)
OTHER I	FORMS THAT MAY BE REQUIRED
	() Form RD 440-9, "Supplementary Payment Agreement"
	() Form FmHA 440-26, "Consent and Subordination Agreement"
	() Form FSA 440-34, "Option to Purchase Real Property"

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	0	Exhibit 2
	Form FSA 440-35, "Acceptance of Option"	
	Form FmHA 440-58, "Estimate of Settlement Costs"	
()	Form FSA 441-10, "Nondisturbance Agreement"	
()	Form FSA 441-13, "Division of Income and Nondisturbance Agreement"	
(Form FSA 441-17, "Certification of Obligation to Landlord"	To 1
, ,	Form FSA 441-18 "Consent to Payment of Proceeds from Sale of Agricultural	Products"
, ,	Form FmHA 443-16, "Assignment of Income from Real Estate Security"	
/ \	Form FmHA 443-17, "Agreement to Sell Nonessential Real Estate"	
	Form RD 1940-20, "Request for Environmental Information"	
	Form FmHA 1940-21, "Environmental Assessment for Class I Action"	
	Form FSA 1940-38, "Request for Lender's Verification of Loan Application"	
	Form FmHA 1940-51, "Crop-Share-Cash-Farm Lease"	
	Form FmHA 1940-53, "Cash Farm Lease"	
	Form FmHA 1940-55, "Livestock-Share Farm Lease"	
	Form FSA 1940-56, "Annual Supplement to Farm Lease"	
	Form FmHA 1940-59, "Settlement Statement"	
)	
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(,)	
	Post to Applicant Card (Closed)	
	Post and update MAC workload scheduling including follow-ups for analysis,	LR
	reviews, UCC/EFS continuations, field visits, etc.	of Form Pr
	Post to MAC from supervision section of the Farm Assessment, Tables C & K Home Plan, and the Running Record	of raffil &
	Post Installment Information to MAC & management system card	
	Post to MAC for appraisals and reviews completed	
	Contracted RE appraisal WLS 5002 and review WLS 4077	
	Contracted chattel appraisal WLS 4061 and review WLS 4078	
	Agency RE appraisal WLS 4062 and review WLS 4077	
	Agency chattel appraisal WLS 4060	
	Follow up to obtain copies of termination statements	
	Follow up of Return of Vehicle Titles from DMV or Lienholders	
	Post MAC with 10 month follow up for new 1962-1 & management system ca	ard
	Input 8M ADPS transaction (Limited Resource Review)	
	Complete Form FmHA 2006-20, "Classification of Loan" & input 8N ADPS t	ransaction
	Post Borrower Training Tally Card & MAC	
	Post Assessment Tally Card & MAC	
	Post Record Keeping Tally Card	
	Update civil rights database (State Office only)	
	Opdate civil rights database (State Office only)	

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